The Ninth Annual Report on Progress in Implementing the King County Countywide Planning Policies

King County Benchmarks 2004 Land Use

Highlights

King County's Key Land Use Policies are Working

"The land use pattern for King County shall protect the natural environment by reducing the consumption of land and concentrating development..." (Countywide Planning Policy, FW 6)

By the end of this year King County will have completed the first ten years of its comprehensive planning under the Washington State Growth Management Act (GMA). Although jurisdiction-level data collection on development did not begin until 1996, we now have at least eight years of data about land use change since the implementation of the GMA. In many cases, census data and other sources can help us compare progress during the growth management period to earlier trends.

The findings for these first ten years are very encouraging. Particularly in the area of land use policy, the County is clearly moving in the direction of the goals articulated in the Countywide Planning Policies. While not every trend is positive, there is clear evidence that we are doing many things right.

Preserving the Rural Area:

- Currently 96% of all residential growth is occuring within the urban growth area, compared to 92% in 1996.
- Between 1996 and 2002, the percent of residential growth in the County that was located in the rural areas was cut in half, from 8% to just 4%. During 2003 that lower rate of rural development has held steady.
- Employment in the rural area is about 1.6% of the County employment, slightly higher than in 1995, but still in keeping with the rural character.

Building these five townhomes on a redeveloped single-family home site makes efficient use of land, increases the urban housing supply, and helps preserve rural land from development.

- Total available farmland in the County is nearly 67,000 acres. Of that, the total acreage currently being farmed is 42,000 acres - about 3% of County land area. This amount has changed very little since 1992.
- Forest land is also being conserved. There has been no net loss of forest land since 1996. The trend toward dramatic loss of forest cover that occured between 1972 and 1996 has been reversed, and the quality of forest land is being protected.

Developing the Urban Centers

- King County's urban centers have attracted 21% of all housing units built over the last nine years - close to the target of 25%.
- However, in 2003, only about 10% of units permitted were in the urban centers, and they were all in Seattle, Bellevue, or Redmond.
- The urban centers in some of the suburban cities are small. They have struggled to attract development during a period of weak economic growth.

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Indicator Flags

- There has been a long-term trend in a positive direction, or most recent data shows a market improvement
- There has been little significant movement in this Indicator, or the trend has been mixed
- There has been a long-term negative trend, or the most recent data shows a significant downturn
- There is insufficient reliable data for this Indicator

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Encourage a Greater Share of Growth in Urban Areas and Urban Centers; Limit Growth in Rural/Resource Areas

Indicator 30: Percent of New Housing Units in Urban Areas, Rural Areas, and Urban Centers

Countywide Planning Policy Rationale

"The land use pattern for King County shall protect the natural environment by reducing the consumption of land and concentrating development. Urban Growth Areas, Rural Areas, and resource lands shall be designated and the necessary implementing regulations adopted.....Urban Centers are expected to account for...one quarter of the household growth over the next 20 years." *(CPP FW-6 & IIID2; Also FW 9-10, LU-26, 40, FW-66.)*

Indicator 30 measures King County's progress in increasing the proportion of new housing that is built within urban areas, and reducing the proportion in rural areas. It also monitors residential development in the 14 designated Urban Centers of the County, two of which were designated in the past year. Please see Indicator 38 for the ratio of jobs to housing in the Urban Centers.

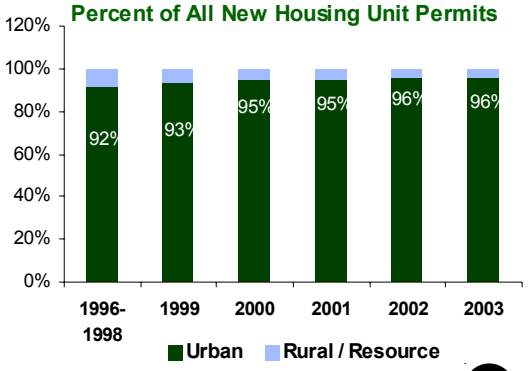
Key Trends

Rural vs. Urban Growth

- 96% of King County's residential growth occurred in the urban growth area, while just 4% occurred in the rural area in 2003.
- Between 1996 and 2002, the percent of residential growth located in the rural areas was cut in half - from 8% to 4%. In 2003 that lower rate of rural development has held steady.

Fig. 30.1

Urban Housing Unit Permits as a Percent of All New Housing Unit Permits



Growth in Urban Centers

- While the recent recession has slowed development in the urban centers, over the last nine years the urban centers have succeeded in attracting about 21% of all units built, close to the target percentage of 25%.
- However, in 2003, new residential units permitted in urban centers accounted for only about 10% of all new residential units permitted. This is well below the target of 25%.

Fig. 30.2

Net New Units Permitted in 2002 and Total Existing Units in Urban Centers

	Total Existing Units at end of 2002 (Corrected by Cities)*	New Units Permitted in 2003	Units Demolished in 2003	Existing Units + Net New Permits in 2003
Seattle	**54,372**	**863**	**(14)**	**55,221**
First Hill/ Capital Hill	*23,386*	*207*	*-6*	*23,587*
Downtown	*15,699*	*356*	*-1*	*16,054*
Northgate	*3,667*	*0*	*0*	*3,667*
University	*7,053*	*164*	*-4*	*7,213*
Uptown	*4,567*	*136*	*-3*	*4,700*
Auburn	***900***	***0***	***0***	***900***
Bellevue	**3,426**	**143**	**0**	**3,569**
Federal Way**	**846**	**0**	**0**	**846**
Kent	**572**	**0**	**-2**	**570**
Kirkland/ Totem Lake	**2,944**	**0**	**0**	**2,944**
Redmond	**1,216**	**60**	**0**	**1,276**
Renton	**1,049**	**0**	**-4**	**1,045**
SeaTac	**4,086**	**0**	**-4**	**4,082**
Tukwila	**2**	**0**	**0**	**2**
Total	**69,413**	**1,066**	**(24)**	**70,455**

**The "existing" total includes all units in the center completed prior to or during 2002 plus units still in process of completion, but permitted in previous years. Corrections include withdrawn or expired permits or miscounts from previous years.*

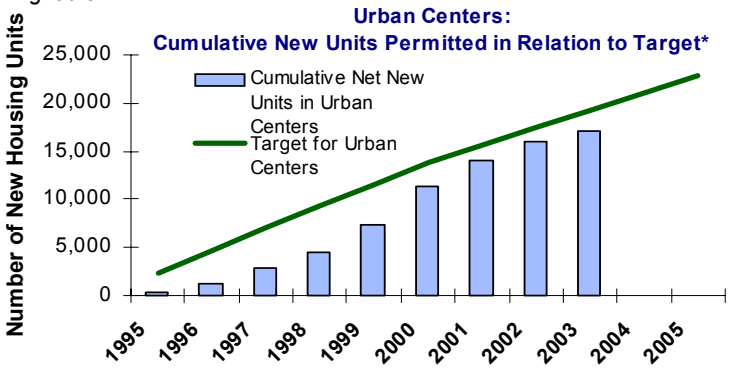
***Federal Way has an urban core with no residential units. It has 846 units in its "urban frame" which surrounds the urban core.*

- In 2003, 1042 net new units were built in three cities: 849 in four out of Seattle's five urban centers; 143 in Bellevue, and 60 in Redmond. There was a net loss of 10 units in other suburban centers.
- Two new urban centers were designated in 2003: Totem Lake in Kirkland, and Downtown Auburn. They add 3,844 units to the total existing housing units in King County's urban centers. Burien is also seeking official designation for its urban center.
- For the urban center strategy to be fully successful, concerted efforts are needed to attract residential development to the smaller urban centers outside of Seattle, and to support that development with attractive public transportation opportunities.

(continued on page 3)

Fig. 30.3

Urban Centers: Cumulative New Units Permitted in Relation to Target*



*Target is 25% of the target for all new housing units. It amounts to about 1795 units per year in the urban centers. The target was adjusted in 2002.

Fig. 30.4

Net New Housing Units Permitted in King County, 2001 - 2003

	Net New Units in 2001*	Net New Units in 2002*	Net New Units in 2003*	SUM 2001-2003	2001 - 2022 Adopted Target	Percent of Target Achieved in 3 years (14% of period)
SEA-SHORE SUB-REGION						
Lake Forest Park	9	11	8	28	538	5%
Seattle**	3,824	3,261	2,554	9,639	51,510	19%
Shoreline	63	104	135	302	2,651	11%
UKC - SS (N. Highline)	94	74	69	237	1,670	14%
Total for SeaShore	3,990	3,450	2,766	10,206	56,369	18%
SOUTH SUB-REGION						
Algona	16	41	28	85	298	29%
Auburn	165	78	127	370	5,928	6%
Black Diamond	7	4	12	23	1,099	2%
Burien	17	27	37	81	1,552	5%
Covington	222	353	352	927	1,173	79%
DesMoines	26	8	29	63	1,576	4%
Federal Way	32	201	123	356	6,188	6%
Kent	457	347	241	1,045	4,284	24%
Maple Valley	166	341	381	888	300	296%
Milton	1	-	-	1	50	2%
Normandy Park	5	91	6	102	100	102%
Pacific	14	99	20	133	996	13%
Renton	658	619	738	2,015	6,198	33%
SeaTac	20	35	186	241	4,478	5%
Tukwila	42	51	29	122	3,200	4%
UKC - South	697	1,112	1,886	3,695	4,935	75%
Total for South	2,545	3,407	4,195	10,147	42,355	24%
EAST SUB-REGION						
Beaux Arts	2	-	-	2	3	67%
Bellevue	509	381	249	1,139	10,117	11%
Bothell	26	121	13	160	1,751	9%
Clyde Hill	-	-	1	1	21	5%
Hunts Point	(1)	2	-	1	1	100%
Issaquah	499	200	468	1,167	3,993	29%
Kenmore	32	138	213	383	2,325	16%
Kirkland	225	195	116	536	5,480	10%
Medina	*(2)*	*(3)*	-	(5)	31	-16%
Mercer Island	63	82	7	152	1,437	11%
Newcastle	67	109	130	306	863	35%
Redmond	694	465	446	1,605	9,083	18%
Sammamish	465	528	495	1,488	3,842	39%
Woodinville	51	134	29	214	1,869	11%
Yarrow Point	-	-	-	-	28	0%
UKC - East	540	743	701	1,984	6,801	29%
Total for East	3170	3095	2,868	9,133	47,645	19%
RURAL CITIES SUB-REGION						
Carnation	0	1	0	1	246	0%
Duvall	208	86	36	330	1,037	32%
Enumclaw	28	59	28	115	1,927	6%
North Bend	7	-1	5	11	636	2%
Skykomish	0	0	0	-	20	0%
Snoqualmie	136	291	307	734	1,697	43%
UKC/ Rural City UGA's		7	11	18		
Total for Rural Cities	379	443	387	1209	5,563	22%
TOTALS						
All Current Cities	8,753	8,459	7,549	24,761	138,526	18%
Urban Unincorp KC	1,331	1,936	2,667	5,934	13,406	44%
TOTAL URBAN AREA	**10,084**	**10,395**	**10,216**	**30,695**	**151,932**	20%
Rural KC***	513	441	450	1,404	6,000	23%
All Unincorp KC	1,884	2,377	3,117	7,378	19,406	38%
TOTAL	**10,597**	**10,836**	**10,666**	**32,099**	**157,932**	20%

*The numbers in these columns are the numbers reported by the jurisdiction for buildable lands data tracking. They may differ slightly from the sum of the numbers reported for the Annual Growth Report. **Seattle reports net permits finaled, rather than net permits issued. ***There is no stated target for Rural King County. The number given is the difference between the urban area target and the overall County target.

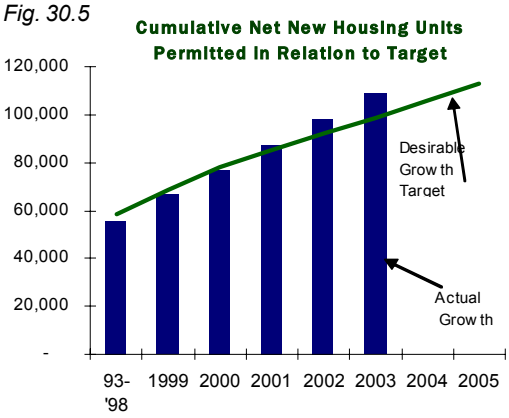
Indicator 30 (continued)

Cumulative Countywide Growth

The original 20 year residential target ran from 1993 to 2012. In 2002 that 20 year target was evaluated, and a new target, running from 2000 to 2022, was adopted. The line on Fig. 30.2 shows the original target through 2000, and the new target from 2001 on. It assumes an equal distribution of growth in each year of the 22-year target period.

- Three years into the new planning period, housing unit growth is proceeding at a rate considerably higher than needed to meet the 2022 housing unit target.

Fig. 30.5



- The 22-year target is for approximately 158,000 new housing units. After three years, (14% of the planning period), King County has permitted 32,000 units, or just over 20% of the new target.
- Currently, population growth is proceeding more slowly than housing unit growth. As supply begins to exceed demand, prices may ease, and household sizes may decrease slightly.
- The sub-regions have met from 18% to 24% of their respective targets for the 22-year period. Unincorporated King County has permitted about 38% of its 22-year target. Thus all the sub-regions are ahead of schedule in permitting new units.
- There is wide variation among the cities in attracting new housing development. Maple Valley, Covington, and Renton in the South sub-region; Issaquah, Newcastle, Sammamish in the East sub-region; and Duvall and Snoqualmie among the Rural Cities sub-region all had high growth in proportion to their targets in 2003.

What We Are Doing

- Encouraging redevelopment and higher density development throughout the urban area.
- Allowing the development of cottage housing in the unincorporated urban areas. These small detached units around a common green could be built at twice the underlying density up to a maximum of 16 units per acre.

Outcome: Encourage a Greater Share of Growth in Urban Areas and Urban Centers; Limit Growth in Rural/Resource Areas

Indicator 31: Employment in Urban Areas, Rural / Resource Areas, Urban Centers, andManufacturing / Industrial Centers

Countywide Planning Policy Rationale

"A fundamental component of the Countywide planning strategy is the maintenance of the traditional character of the Rural Area....The lands within the Urban Growth Areas shall be characterized by urban development...[and] shall accommodate the 20-year projection of household and employment growth...Urban Centers are expected to account for up to one-half of employment growth...each Center shall have planned land uses to accommodate...a minimum of 15,000 jobs within one-half mile of a transit center....*(CPP FW-9, LU-26 & 40; IIID2. See also LU-59 & LU 68)*

Indicator 31 looks at the proportion of our new employment that is located in the urban area rather than the rural area, and at the proportion of new employment that is located in urban centers and manufacturing / industrial centers.

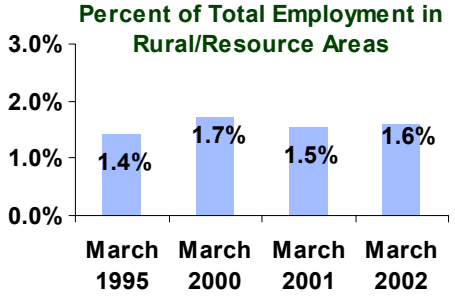
The intent is to foster employment growth in the urban areas, particularly the centers, rather than having it widely dispersed in more remote suburban and rural areas. This provides for a more effective public transportation system and better proximity of jobs to population centers. Residential growth in these same urban centers also brings people, jobs and commercial life closer together. Please see Indicator 38 for the ratio of jobs to housing in the Urban Centers.

Key Trends

Employment in Urban vs. Rural Areas

- About 1.6% of County employment is located in the rural and resource areas.
- The number and proportion of jobs in the rural areas has increased slightly from 1995, but the amount is still in keeping with the rural character.

Fig. 31.1



*Difficulties with identifying employment location may make the 1995 data less reliable than more recent years, and thus, make the change appear more dramatic than it was.

Employment in Urban Centers

Fig. 31.2

Total Employment in Urban Centers

	March 1995	March 2000	March 2002	Net Change in Jobs: 3/95 - 3/02
Auburn*	See note below		3,102	na
Bellevue	23,088	31,221	27,914	4,826
Federal Way	3,186	3,870	3,886	700
Kent	3,100	3,085	3,302	202
Kirkland/Totem Lake*	See note below		12,634	na
Redmond**	4,025	10,417	12,845	8,820
Renton	14,006	16,452	14,327	321
SeaTac	7,064	8,589	8,631	1,567
Seattle	226,913	271,674	254,016	27,103
1st Hill/Cap. Hill	*32,028*	*36,096*	*38,619*	*6,591*
Downtown	*139,954*	*174,028*	*156,473*	*16,519*
Northgate	*9,467*	*11,063*	*10,638*	*1,171*
Seattle Center/Lower Queen Anne	*16,726*	*16,890*	*15,536*	*-1,190*
Univ. District	*28,738*	*33,597*	*32,750*	*4,012*
Tukwila	17,047	20,366	18,590	1,543
Total Jobs and Total New Jobs in Urban	**298,429**	**365,674**	**343,511**	**45,082**
Percent of New Jobs Created from 1995 - 2002 that are in Urban Centers				**29%**

*Auburn Downtown and Totem Lake-Kirkland were designated as Urban Centers during the past year. Auburn had a baseline of approximately 3,200 jobs at the end of 2002, while Totem Lake had approximately 12,600. Burien expects to have a designated Urban Center by the end of 2004. **A major employment center moved into Redmond Urban Center between 1995 and 2000.

- 29% of all jobs created in King County from 1995 through 2002 were in Urban Centers. Another 12% were in Manufacturing / Industrial Centers.
- The Countywide Planning Policies specify that urban centers should accommodate up to 50% of new employment. Urban and manufacturing centers together have accommodated about 41% of job growth during the past seven years.
- Some of the urban centers do not yet have the optimum number of jobs or residents - around 15,000 within a half-mile radius of a public transportation hub - to support high levels of transit service.

Fig. 31.3

(continued on page 5)

Total Employment in Manufacturing Centers

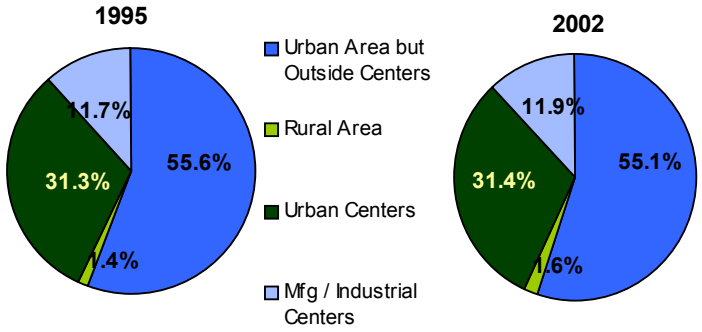
	1995	2000	2002	Net Change in Jobs: 1995 - 2002
Kent	13,924	16,203	14,576	652
Redmond: *Overlake*	10,308	20,144	29,310	19,002
Seattle	72,864	83,952	75,653	2,789
Duwamish	*58,700*	*69,601*	*60,814*	2,114
Interbay/Ballard	*14,164*	*14,351*	*14,839*	675
Tukwila	14,482	11,814	11,042	(3,440)
Total Jobs in Manufacturing Centers and Net Chg in Jobs	**111,578**	**132,113**	**130,581**	**19,003**
Percent of New Jobs Created from 1995 - 2002 that were in Manufacturing Centers				**12%**

Indicator 31 (continued)

- Auburn, Federal Way, and Kent all have fewer than 4,000 jobs and under 1,000 housing units. However, these three centers do act as local transportation hubs, especially since the opening of Sounder Commuter Rail (which serves Auburn and Kent) in late 2000. Because of this they are prime candidates for future job and housing development.

Fig. 31.4

Location of Jobs in King County



- There has been only slight change in the location of jobs between 1995 and 2002. In 1995, 43.0% of all jobs in the County were in the urban and manufacturing centers; now 43.3% are in those centers.
- Of the urban centers, only Lower Queen Anne (Seattle Center) lost jobs between 1995 and 2002. However, job growth was also minimal in Kent, Federal Way, and Renton. The countywide recession from 2000 to 2002 accounts for much of this slow growth.
- Among the manufacturing / industrial centers, only Tukwila showed negative job growth over the whole 1995 - 2002 period. All these centers, except Redmond and Ballard/Interbay, experienced job loss from 2000 to 2002.
- With a modest economic recovery occuring in 2003 and 2004, opportunities for growth in all the centers should improve.

Outcome: Make Efficient Use of Urban Land

Indicator 32: Percent of New Residential Units Built Through Redevelopment

Countywide Planning Policy Rationale

"Development within the Urban Growth Area will be phased to promote efficient use of land.... growth should be directed as follows: a) first, to Centers and urbanized areas with existing infrastructure capacity; b) second, to areas which are already urbanized...and c) last, to areas requiring major infrastructure improvements....All jurisdictions shall develop neighborhood planning and design processes to encourage infill development and enhance the existing community character and mix of uses." *(CPP III.C2, LU-28 & 69, see also FW1, Step 8)*

One way to achieve efficient use of urban land is to redevelop urban land that had a pre-existing use. Often the pre-existing use was less than optimal for the location - such as a large, underused warehouse in a busy commercial area. In the residential context, the efficiency is gained by building at a higher density than the pre-existing use.

The 2002 King County Buildable Lands Report found that approximately 57% of the residential land supply in King County is redevelopable land, rather than vacant land. Inevitably, the supply of vacant land within the urban area will continue to shrink. Indicator 32 monitors the percent of our new housing that is actually being built on redevelopable land rather than vacant land.

Developers sometimes find vacant land more attractive because there are no demolition costs associated with it, but redevelopable land can also be attractive because of a prime location, or because infrastructure is likely to be in place already.

Key Trends

- In 2003, about 43% of all new residential units were permitted on land that had a pre-existing use. In the urban area, the proportion was about 44%. Because it is not always easy to trace a pre-existing use on land, these figures should be considered a conservative estimate.
- The proportion of redevelopment was lower than the 2002 estimate of 52%, but in line with estimates from 2000 and 2001.

Fig. 31.4

Percent of New Housing Units Built Through Redevelopment by Sub-Area

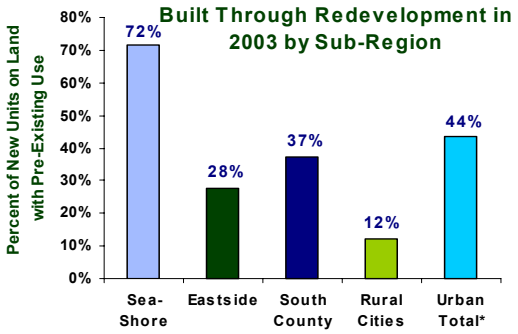
	2000	2001	2002	2003
Seattle-Shoreline	71%	81%	77%	72%
Greater East Side	20%	9%	44%	28%
South King County	36%	12%	34%	37%
Rural Cities	0%	0%	8%	12%
Urban Total*	51%	46%	53%	44%
Unincorp KC*	na	29%	23%	17%
Total County	46%	44%	52%	43%

*For 2000, the Urban Total Includes just the Cities, and Unincorp. KC refers to both urban and rural Unincorp. KC. For 2002 and 2003 the urban areas of Unincorporated King County are included in the urban sub-regions, and the Urban Area Total refers to both cities and unincorporated areas within the Urban Growth Boundary. Only the rural area is included in the Unincorp. KC category.

- This relatively high rate of development on previously-used land is a positive sign that urban land is being used efficiently as vacant land becomes more scarce.
- As would be expected the highest rate of redevelopment is in the older and more densely-populated Sea-Shore subregion, while the Rural Cities have a relatively low redevelopment rate.

Fig. 32.2

Percent of New Residential Units Built Through Redevelopment in 2003 by Sub-Region



Outcome: Make Efficient Use of Urban Land

Indicator 33: Ratio of Land Consumption to Population Growth

Countywide Planning Policy Rationale

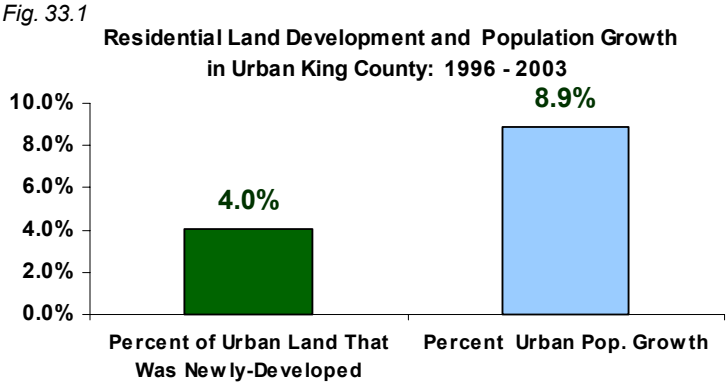
"The land use pattern for the County shall protect the natural environment by reducing the consumption of land and concentrating development." *(CPP FW-6)*

Indicator 33 compares the rate of population growth to the consumption of new land for development during a given period. It is intended to answer the question of whether the remaining undeveloped urban land is being developed at a rate that is less than, or greater than, our rate of population growth. Since the goal is to use urban land efficiently, a rate of land consumption lower than the rate of population growth is desirable.

Measurement of population growth is straightforward. Determining the rate of land consumption is more problematic for two reasons: 1) it is not easy to define what constitutes "consumption" of land (if a large wetland is preserved as part of a new plat, is that acreage "consumed" or "preserved" from development?); 2) there is not one unequivocal measure of whether land that is being developed is truly "newly-developed" (or vacant) land, or if it is at least partially "redeveloped".

The best surrogate measure for newly-developed land is the net acreage of land that is formally-platted during a given period. Some multi-family and commercial-industrial development also takes place on vacant land, without a formal platting process. Much multi-family and commercial development occurs on redeveloped land. We have included 50% of the acres of multifamily development and 50% of the acres of commercial-industrial development, in addition to 100% of the gross acreage of all new plats in the estimation of newly-developed land. This combination should approximate the actual consumption of new land during the period studied. Since much of the gross acreage that is platted actually preserves sensitive areas and open space, this measure is more likely to overestimate than underestimate the amount of newly-developed land.

Fig. 33.1



This graph shows a lower percentage development of urban land and of urban population than was shown last year. This is due to revised figures for both land development and population data, as well as to an additional year's data. See introductory notes on methodology.

Key Trends

- During the eight years from 1996 through 2003, King County's urban population has grown 8.9%, averaging about 1.1% per year. The growth was rapid during the late 1990s, but slowed considerably from 2001-2003.
- In this same period, about 4% of urban land was newly-developed (or "consumed"). This amounts to about 0.5% per year.
- Thus, the ratio of land consumption to population growth was appoximately 1:2. Land was consumed at less than half the rate that the population grew.
- While this trend meets the policy goal of using urban land more efficiently, even greater efficiencies will be needed in the long run, as the available supply of vacant land in King County continues to diminish.
- King County had about 50,100 gross acres of urban residential land available in 2000. Approximately 21,500 acres of that land is considered vacant. Urban land is being developed at an average rate of about 1,400 acres per year.
- As the supply of vacant land is reduced, it is likely that a greater proportion of development will take place on redevelopable land or at higher densities.

Outcome: Make Efficient Use of Urban Land

Indicator 34: Trend in Achieved Density of Residential Development

Countywide Planning Policy Rationale

"All jurisdictions shall make the decisions required to implement the Countywide Planning Policies and their respective comprehensive plans through development regulations." (CPP FW-1, Step 3) "In order to ensure efficient use of the land within the Urban Growth Area...each jurisdiction shall... establish a minimum density (not including critical areas) for new construction in each residential zone." *(CPP LU-66)*

Another way to monitor the efficient use of urban land is to measure how well we are achieving the densities in residential zones that our plans call for. Comparing achieved to planned densities is very useful at the jurisdictional level. However, planned densities vary greatly from zone to zone, and from city to city. At the sub-regional and County level it is more useful to compare average densities achieved currently to those achieved in the recent past.

While building more densely does use land more efficiently, high density neighborhoods, especially in and around urban centers, have a number of other advantages. They support more frequent public transportation, and more local stores and shops; they encourage pedestrian activity to and from local establishments; and they create lively (and sometimes safer) street life.

(continued on page 7)

Indicator 34 (continued)

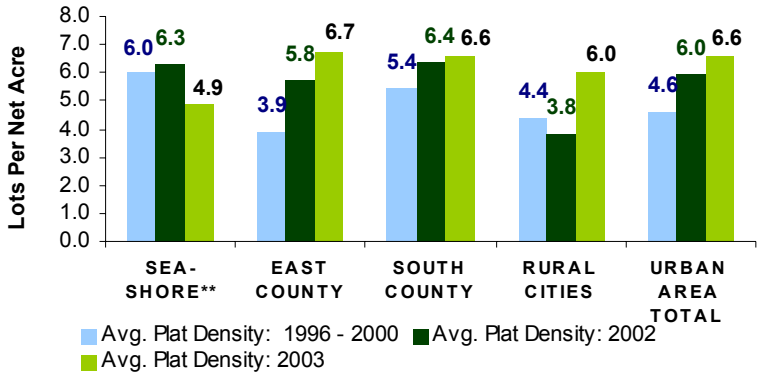
Key Trends

Plat Densities

- In 2003, new lots for single-family homes were created at the overall rate of 6.6 lots per acre throughout the urban area of the County. This is a higher rate than in 2002, and a much higher rate than the 4.6 lots per acre created during the 1996 - 2000 period.
- This improvement in densities achieved on 2003 plats was true in three out of four sub-regions of the County. The only exception was SeaShore, which only had 3 plats with a total of 26 lots created in 2003.
- The most dramatic improvement in plat densities since the 1996 - 2000 period was in the East sub-region which went from an average plat density of 3.9 lots per acre in 1996 - 2000 to 6.7 lots per acre in 2003. The rural cities also improved significantly in 2003, compared to both 1996 - 2000 and to 2002.
- Six dwelling units per acre is considered a benchmark of urban density for single family lots. Densities achieved in new subdivisions are a good predictor of the trend in single-family densities because the number and size of lots determines how many units per acre will eventually be built.

Fig. 34.1

Change in Achieved Densities on Plats: 1996-2000*, 2002, and 2003



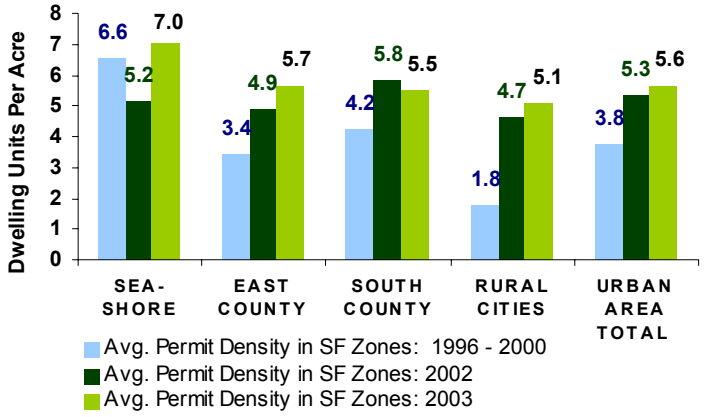
*Blue columns represent average densities achieved over the five-year period from 1996 - 2000. **SeaShore had just 3 plats in 2003, on a total of 5.36 acres. 26 new lots were created.

Permit Densities

- For the whole urban area, densities achieved by new permits in single family zones have increased from 3.8 dwelling units (DU) per acre in the 1996 - 2000 period to 5.6 DU in 2003.

Fig. 34.2

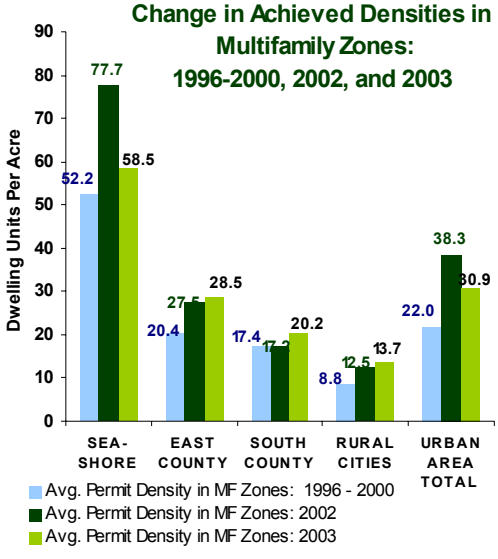
Change in Achieved Densities for Permits in Single Family Zones: 1996-2000, 2002, and 2003



- Permit densities increased in every sub-region from 1996 - 2000 levels. The South sub-region showed a very slight decline from its high of 5.8 DU / acre in 2002.
- In 2003, nearly 1,400 new single family units were created in zones allowing 8 or more DU / acre. These zones contribute significantly to the overall higher single-family densities. These units are often townhome or cottage-style housing.
- Once subdivisions are created it is more difficult to increase single family density in existing residential areas. However, rezones, short plats, and infill development can significantly improve the density in older neighborhoods.
- Densities achieved in multifamily zones in 2003 are higher in every sub-region than they were in the 1996 - 2000 period.
- In comparison to 2002, overall multifamily densities fell from 38.3 to 30.9. All of that decline was in SeaShore which had an unusually high average multifamily density of 77.7 DU / acre in 2002.
- The unusually high 2002 density in SeaShore was most likely the result of very high density high-rise residential buildings that were permitted in Seattle that year.
- While the trend to dense downtown development continues, the 2003 density of 58.5 DU / acre is probably more representative of long-term trends in SeaShore.

Fig. 34.3

Change in Achieved Densities in Multifamily Zones: 1996-2000, 2002, and 2003



Outcome: Accommodate Residential and Job Growth in Urban Areas

Indicator 35: Comparison of Remaining Land Capacity to Household and Job Targets

Countywide Planning Policy Rationale

"The Urban Growth Area shall provide enough land to accommodate future urban development. Policies to phase the provision of urban services and to ensure efficient use of the growth capacity within the Urban Growth Area shall be instituted....The Urban Growth Area shall accommodate the 20-year projection of household and employment growth. *(CPP FW-12 & LU-26)*

The concern of Indicator 35 is whether King County has sufficient remaining land capacity to accommodate the residential and job growth that is projected to occur over the next 20 years.

For the 2002 King County Buildable Lands Report, jurisdictions studied their remaining land supply and calculated the number of housing units and jobs that could be accommodated on that land.

Discounts were applied for sensitive areas and for other land constraints, including a market factor.

New targets for housing and jobs were established to extend from 2000 to 2022, a twenty-two year planning period. These targets supplant the original targets for 1993 - 2012.

We have now completed the first three years of the new 22 year planning horizon. Fig. 35.1 shows 1) the number of housing units built during these three years, 2) the remaining target for 2022. It also shows 3) the estimated remaining residential capacity as of the end of 2003, and 4) the percent of the current capacity needed to meet the remaining 2022 target. It is likely that more capacity will become available between 2012 and 2022, but that is not included in this measure.

Fig. 35.2 shows the target in relation to remaining capacity, in graphic form.

Fig. 35.3 shows the new employment targets established for the 2022 planning horizon, by sub-region. It also shows the job capacity by sub-region, as determined for the 2002 Buildable Lands Report. There has been a net loss of jobs in King County from 2000 - 2003, so overall capacity has increased.

Key Trends

Residential Capacity

- King County continues to experience rapid housing unit growth, despite the fact that population increase has slowed. This could be due to the housing industry catching up to the rapid population growth of the late 1990s.
- In 2000, King County had the capacity to build at least 263,280 new units, based on current zoning and land supply.
- Given population estimates for the year 2022, the County has set a target of 151,932 new units to be built in its urban area by that year. After three years, we have permitted 30,695 units, or 20% of the total target.
- 121,267 more units are needed by 2022 to meet the Countywide target. After building 30,655 units, there is still capacity for 232, 615 units in the urban area.

Fig. 35.1

Residential Capacity in Relation to Target

Sub-Area	Net New Units: 2001-2003	Target Still to be Achieved by 2022	Estimated Remaining Residential Capacity at end of 2003*	Percent of Current Capacity Needed to Meet Remaining 2022 Target
SEA-SHORE	10,206	46,163	112,134	41%
EAST COUNTY	9,103	38,542	53,668	72%
SOUTH COUNTY	10,147	32,208	58,844	55%
RURAL CITIES	1,209	4,354	7,969	55%
Urban Area Total	30,665	121,267	232,615	52%

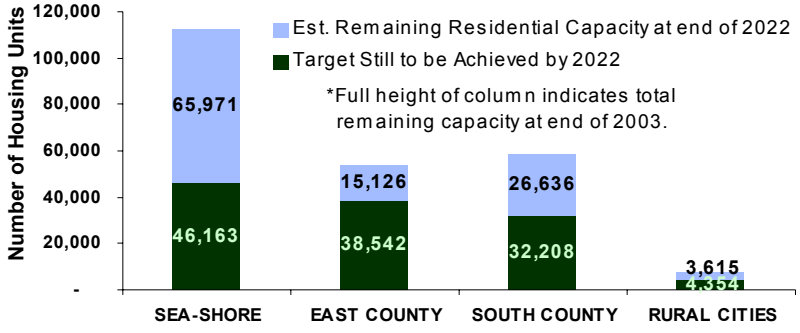
*Residential capacity as of the end of 2000 was calculated by each city for the 2002 Buildable Lands Report. The estimated remaining capacity is arrived at by subtracting the new units permitted during 2001 to 2003 from the capacity reported at the end of 2000. Zoning changes and other events may affect the actual capacity of each jurisdiction as time goes on. The "remaining capacity" will necessarily be an estimate until a new study of capacity is undertaken.

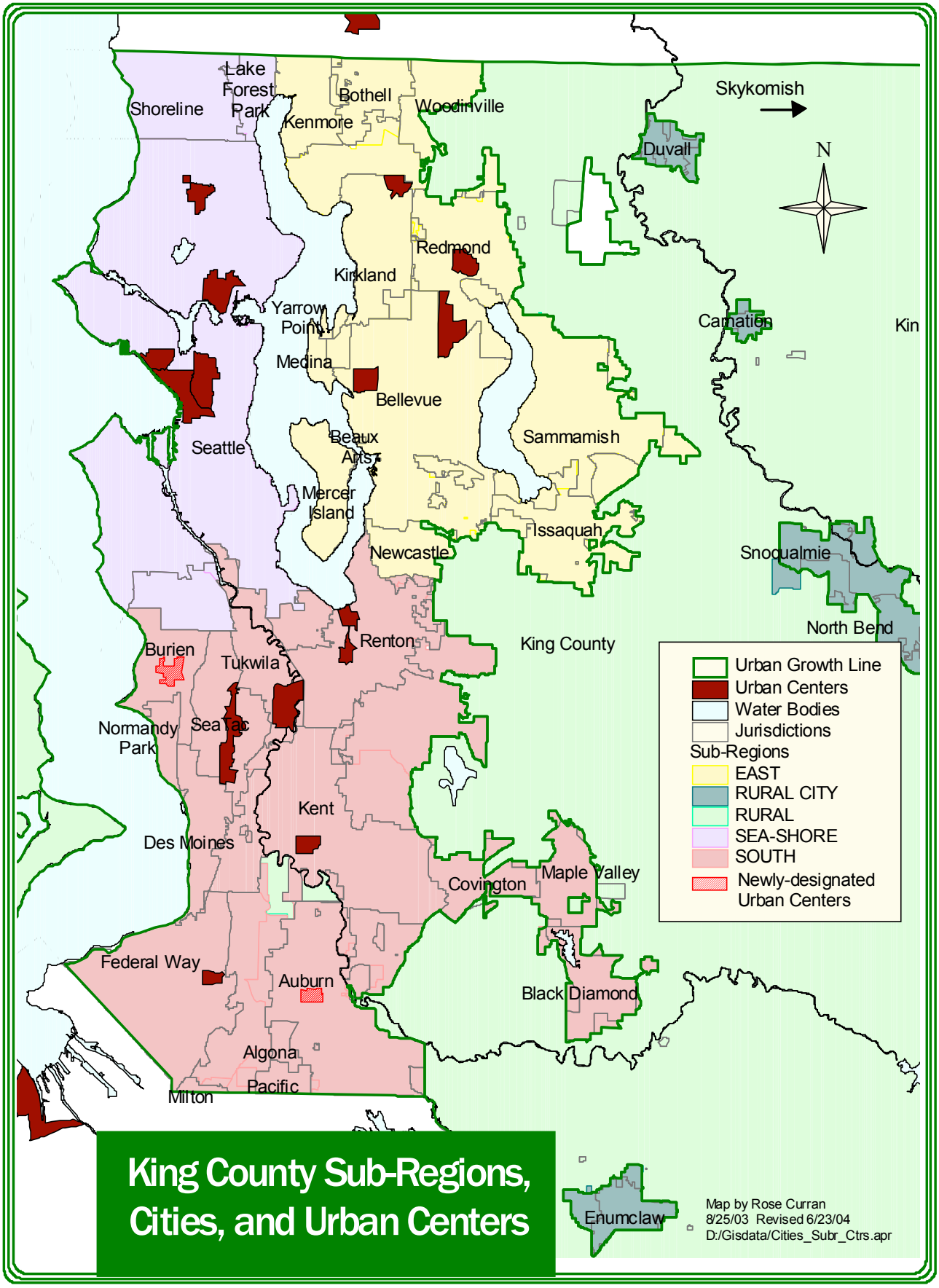
- Currently the pace of creation of new units is ahead of schedule. Once the 2022 target is met, there will still be a surplus capacity of over 111,000 units in King County. Just 52% of the countywide existing residential capacity is needed to meet the 2022 target.
- Information about increased densities (see Indicator 34) suggests that actual capacity will be greater than was calculated in the 2002 Buildable Lands Report.
- As more housing units have become available to the current population, vacancy rates have increased and rents have declined.

(continued on page 10)

Fig. 35.2

Remaining Housing Unit Target in Relation to Remaining Capacity of Residential Land: 2003*




Lake Forest Park
Shoreline
Bothell
Kenmore
Woodinville
Skykomish
Duvall
N
Redmond
Kirkland
Yarrow Point
Medina
Bellevue
Carnation
Kin
Seattle
Beaux Arts
Sammamish
Mercer Island
Issaquah
Newcastle
Snoqualmie
North Bend
Renton
King County
Burien
Tukwila
Normandy Park
SeaTac
Kent
Des Moines
Maple Valley
Covington
Federal Way
Auburn
Black Diamond
Algona
Pacific
Milton
Enumclaw
Urban Growth Line
Urban Centers
Water Bodies
Jurisdictions
Sub-Regions
EAST
RURAL CITY
RURAL
SEA-SHORE
SOUTH
Newly-designated Urban Centers
King County Sub-Regions, Cities, and Urban Centers
Map by Rose Curran
8/25/03 Revised 6/23/04
D:/Gisdata/Cities_Subr_Ctrs.apr

Indicator 35 (continued)

Employment Capacity

- Employment (or job) capacity refers to the number of new jobs that can be accommodated on available commercial and industrial land in King County. It is a measure of potential, not actual, jobs.
- Since there was a net job loss from 2000 - 2002, the current (2002) job capacity is the sum of the job capacity in 2000 and of jobs that were lost from 2000 - 2002. Thus, it is higher than the job capacity in 2000.
- The 2022 job target is the NET number of new jobs that are expected by 2022. To meet that target, subareas will need to regain lost jobs AND add the target number of new jobs.

Fig. 35.3 **Sub-Regional Job Capacity in Relation to Job Target: 2002 Status**

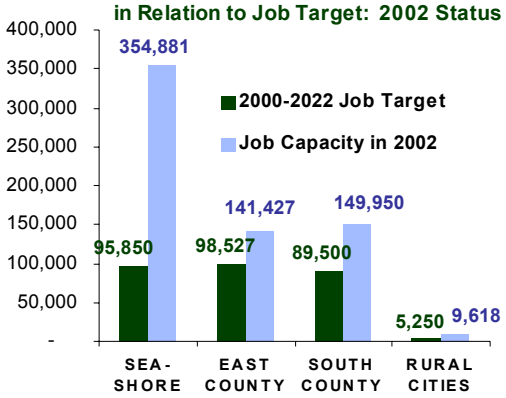


Fig. 35.4

2000 - 2022 Job Capacity in Relation to Target

Sub-Area	2000 Job Capacity	Existing Jobs in 2000	Existing Jobs in 2002	Net Change in Jobs 2000 - 2002	Percent Change 2000 - 2002	2000-2022 Job Target	Current (2002) Job Capacity*
SEA-SHORE	330,125	525,585	500,829	(24,756)	-4.7%	95,850	354,881
EAST COUNTY	136,989	289,201	284,763	(4,438)	-1.5%	98,527	141,427
SOUTH COUNTY	124,748	306,303	281,101	(25,202)	-8.2%	89,500	149,950
RURAL CITIES	11,200	8,460	10,042	1,582	18.7%	5,250	9,618
Urban Area Total	**603,062**	**1,129,549**	**1,076,735**	**(52,814)**	**-4.7%**	**289,127**	**655,876**

- King County's job target for 2022 is to add 289,000 jobs to the 2000 baseline. It lost nearly 53,000 jobs in the first two years of the planning period. It needs to regain those 53,000 lost jobs as well as add 289,000 new jobs to meet its target.
- Less than 50% of King County's job capacity will be needed to meet the 2022 employment target. Jobs that are lost ordinarily leave commercial/ industrial "space" behind, adding to current job capacity (available space for new jobs).
- The Sea-Shore subregion has three to four times as much employment capacity as its 2022 target. The other sub-regions also have ample capacity - 40% to 80% more than is needed to meet their 2022 targets.
- The rural cities were the only sub-region with a net job gain. South County lost the highest proportion of jobs of the four sub-regions.

Outcome: Accommodate Residential and Job Growth in Urban Areas

Indicator 36: Land With Six Years of Infrastructure Capacity

Countywide Planning Policy Rationale

"All jurisdictions shall develop growth phasing plans consistent with...adequate public facilities and services to meet at least the six-year intermediate household and employment target ranges." *(CPP LU-29)* "Jurisdictions shall adopt regulations to and commit to fund infrastructure sufficient to achieve the [20-year] target number." *(CPP LU-66, see also LU-28 and LU 67-68).*

A meaningful measurement of land with adequate infrastructure is not currently feasible. Different ways of approaching this issue are being explored.

Indicator 36 arises from the "concurrency" requirement of the Washington State Growth Management Act, which requires that jurisdictions provide adequate infrastructure facilities to serve new development. It stipulates that any needed infrastructure improvements or programs be in place at the time of development, or that there be a financial commitment to complete the improvement or strategies within six years.

Infrastructure capacity can mean a variety of public facilities, including sewer, water, parks or schools, as well as transportation infrastructure. However, the focus of discussion has usually been on transportation, and specifically, on whether an acceptable level of service (LOS) can be maintained on local roads when new development takes place. Cities are expected to incorporate level of service standards for transportation facilities as part of their comprehensive planning.

If traffic impacts of new development are such that the current infrastructure is inadequate, then the city can: 1) plan for the financial resources to improve the current transportation facilities; 2) encourage new development in areas where plenty of transportation capacity is already in place; 3) adapt the LOS standard to a lower level in areas where growth is desirable, while pursuing ways to mitigate travel demand and expand public transit opportunities.

What We Are Doing

Proposed (2004) updates to the King County Code include:

- Changing to a new transportation concurrency methodology that uses a travel time measure rather than a volume-to-capacity measure.
- Modifies the level of service standards for the urban area and rural towns (Level E) and maintains the rural area LOS (at Level B). Specifies that certain types of development may be subject to less restrictive LOS standards.
- Requires all new development, whenever feasible, to be served by an existing public water system rather than wells.

Highlights (continued from page one)

- The urban centers and the manufacturing centers taken together have accommodated about 41% of all new jobs generated between 1995 and 2002. This is approaching the Countywide Planning goal that 50% of all new jobs will be in the centers.
- Several of the centers do not yet have enough job and resident density to support high levels of transit service. Good transit planning for these areas may help stimulate economic and residential growth.

Providing for Growth in the Cities

- Housing unit growth in the County's urban area is proceeding at a rate above what is needed to house the population growth expected by 2022.
- While there is wide variation among individual cities in attracting new housing development, all four of the County's sub-regions are ahead of schedule in permitting new units.
- 98.4% of employment is located in the urban area.

Using Urban Land with Greater Efficiency.

- Over 43% of all new residential units are being built on land that had a pre-existing use.
- Average densities in single family zones throughout the urban area have increased from 3.8 dwelling units (DUs) per acre in the 1996 - 2000 period to 5.6 DUs per acre in 2003, creating more concentrated development in the urban area, and reducing the need to develop new land.
- As a result of these efficiencies, only about 4% of urban King County was newly developed from 1996 - 2003, while the population grew by 8.9%.
- There is still nearly twice as much residential land capacity in the urban area as will be needed to meet the 2022 housing target.

Bringing Jobs and Housing Together

- With about 1.4 jobs per household, King County remains the job center for the four-county region.
- However, the 2001 - 2003 slowdown in job growth has not slowed residential growth. This means a more adequate supply of housing for the current demand.
- There are now more jobs per housing unit in the Eastside than in Seattle. It is likely that more Eastsiders than in the past, work on the same side of the lake as they live.

Ensuring Adequate Parks and Open Space

- The acres of urban parks and open space per thousand residents has continued to climb, reaching 15.0 in 2003. This is the highest it has been during the GMA period. The total acreage in parks has grown by 11% in 8 years.

Outcome: Encourage Livable, Diverse Communities

Indicator 37: Acres of Urban Parks and Open Space

Countywide Planning Policy Rationale

"All jurisdictions shall work cooperatively to ensure parks and open spaces are provided as development and redevelopment occur." *(CPP, CC-11)*

The parks and open space indicator measures the change in parks acreage over time. It also measures whether we are increasing our parks and open space in proportion to the growth in our population. The National Recreation and Park Association (NRPA) recommends a ratio of 6 - 10 acres per thousand residents for "close to home" park space, and a ratio of 15.2 acres per thousand for "regional space".

Key Trends

- King County has over 24,500 acres of urban parks and open space, compared to 22,000 in 1996. This is an increase of about 11% in eight years.
- During this same period, the urban population has grown by just 7.3%, resulting in a net gain of park space per resident.

Fig. 37.1

Total Acres of Urban Parks and Open Space

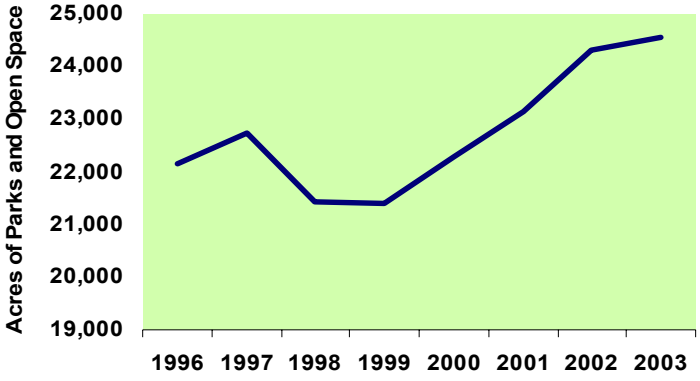
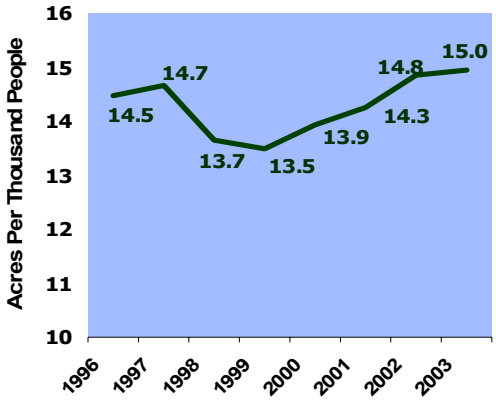


Fig. 37.2

Acres of Urban Park and Open Space Per Thousand Residents



- There are now about 15.0 acres of parks and open space per one thousand urban residents.
- The rapid increase in population during the late 1990s caused a temporary decline in the number of acres per thousand residents, but as population growth has leveled off, the urban region has regained a healthy ratio of parks to residents.
- King County transferred ownership of nearly 400 acres of parks and pool sites to cities and other agencies in 2003. Parks have remained open and available to residents despite the change in ownership and management.

(continued on page 13)

Indicator 37 (continued)
Fig. 37.3

Acres of Parks and Open Space in King County in 2003

	Total Reported at end of 2002	Corrected Total for 2002*	New acres created, acquired or annexed in 2003	Acres transferred from King County in 2003**	Acres removed from park usage in 2003	Total Parks and Open Space at end of 2003
SEA-SHORE						
Lake Forest Park	33.9	32.9	1.8	-	-	34.6
Seattle	6,073.1	6,079.1	18.0	*47.0*	(5.1)	6,139.0
Shoreline	345.3	345.3	-	-	-	345.3
Sea-Shore Total	**6,452.3**	**6,457.3**	**19.8**	**47.0**	**-5.1**	**6,519**
EAST						
Beaux Arts	0.0	0.0	-	-	-	-
Bellevue	2,250.8	2,250.8	69.9	-	-	2,320.7
Bothell	188.9	195.9	4.7	-	-	200.6
Clyde Hill	0.9	0.9	-	-	-	0.9
Hunts Point	10.0	10.0	-	-	-	10.0
Issaquah	1,171.0	1,171.0	187.4		(0.03)	1,358.4
Kenmore	112.2	112.2	-	-	-	112.2
Kirkland	508.5	508.5	0.5	-	-	509.0
Medina	26.7	26.7	-	-	-	26.7
Mercer Island	355.3	*355.3*				*355.3*
Newcastle	351.8	351.8	0.03	-	-	351.8
Redmond	1,273.8	1,270.2	11.7	1.8	-	1,283.7
Sammamish	291.5	291.5	3.8	79.2	-	374.5
Woodinville	65.5	65.5	0.7	-	-	66.2
Yarrow Point	19.9	19.9	-	-	-	19.9
East Total	**6,626.8**	**6,630.2**	**278.6**	**81.0**	**-0.03**	**6,990**
SOUTH						
Algona	4.3	3.6	-	-	-	3.6
Auburn	648.9	648.9	8.7	38.7	-	696.3
Black Diamond	51.0	51.0	-	-	-	51.0
Burien	315.6	293.9	9.2	-	-	303.1
Covington	52.3	37.4	20.6	22.2	-	80.2
Des Moines	128.5	128.5	-	*2.1*	-	130.6
Federal Way	846.0	846.0	7.5	1.6	-	855.1
Kent	1,353.2	1,343.3	0.1	*6.1*	(5.9)	1,343.6
Maple Valley	23.8	*23.8*	-	*115.7*	-	*139.6*
Milton	5.0	*5.0*				*5.0*
Normandy Park	99.4	99.4	-	-	-	99.4
Pacific	44.2	*44.2*				*44.2*
Renton	1,135.4	1,135.4	-	-	-	1,135.4
SeaTac	311.0	311.0	-	-	-	311.0
Tukwila	135.8	145.9		*55.5*	-	201.3
South Total	**5,154.5**	**5,117.3**	**46.1**	**241.8**	**-5.9**	**5,399**
RURAL						
Carnation	105.7	*105.7*				*105.7*
Duvall	47.4	268.8	-	-	-	268.8
Enumclaw	114.9	114.9		*1.0*		115.9
North Bend	227.5	227.5	-	*13.6*	-	241.1
Skykomish	7.0	*7.0*				*7.0*
Snoqualmie	541.7	544.6	5.5	-	-	550.2
Rural Cities Total	**1,044.2**	**1,268.5**	**5.5**	**14.6**	**0.0**	**1,289**
Total Cities	**19,277.7**	**19,473.2**	**350.0**	**384.3**	**-11.0**	**20,197**
Urban Uninc. KC	4,663.9	4,841.2	2.7	-384.3	-87.0	**4,372.6**
All Urban Area	**23,941.6**	**24,314.5**	**352.7**	**0.0**	**-98.0**	**24,569**

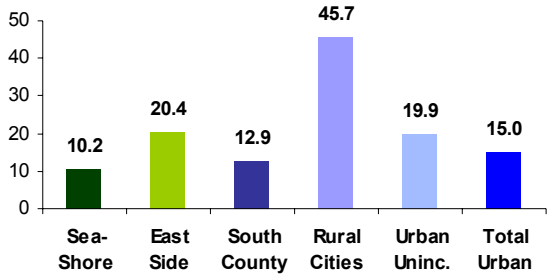
**Total parks acreage in 2002, as reported in 2003, was confirmed or corrected by the jurisdictions for this report.*

***King County transferred a number of parks and pool sites in 2003. These included 23 acres to Covington, 79.2 acres (Beaver Lake Park) to Sammamish, 115 acres (Lake Wilderness Park) to Maple Valley, and a number of smaller sites. Numbers in blue italics indicate data supplied by the County rather than by the city. In some cases the cities did include the transferred acreage. This table distinguishes transferred acreage from parks acreage acquired in other ways.*

Indicator 37 (continued)

Fig. 37.4

Acres of Parks and Open Space Per Thousand Residents in 2002: by Subregion of King County



- The sub-regions differ considerably in the amount of parks and open space per resident.
- The rural cities have an abundance of park land per resident. Some of these are regional parks (formerly owned or managed by King County) that serve residents from the urban sub-regions, as well as local residents.
- The Eastside and unincorporated urban areas also have generous amounts of parkland. Sea-Shore and South County have considerably less acreage in parks and open space than the East and Rural areas.

Outcome: Balance Jobs and Household Growth

Indicator 38: Ratio of Jobs to Housing in King and Surrounding Counties

Countywide Planning Policy Rationale

"Growth management involves planning for economic and population growth, determining where new jobs and housing should go... in accordance with the ability to provide infrastructure and services....All jurisdictions shall indicate planned employment capacity and targeted increases in employment for 20 years inside and outside Urban Centers." *(CPP IB & LU 68. See also LU 66-67.)*

This indicator monitors the balance between employment growth and housing growth in the four-county region. This year data is also included on the jobs-housing balance in the King County sub-regions, and in the Urban Centers of King County. The four-county comparison uses "non-agricultural employment" figures which are available at the County level for 2003. The data internal to King County uses "covered employment" figures which are available for local geographic units for 2002.

There is no benchmark target for the "right" ratio of jobs to housing. For the U.S., the average in 2002 was about 1.3 jobs per housing unit. An acceleration in either housing growth or employment growth in a particular area could signal that the current balance is changing, and should be closely monitored.

A goal of growth management is to encourage the development of housing in proximity to job growth. The strategy of balancing housing and job growth is intended to reduce the need for long commutes, and to keep living and working communities easily accessible to each other. However, when job growth occurs it often takes several years for sufficient housing to be built in the growing area.

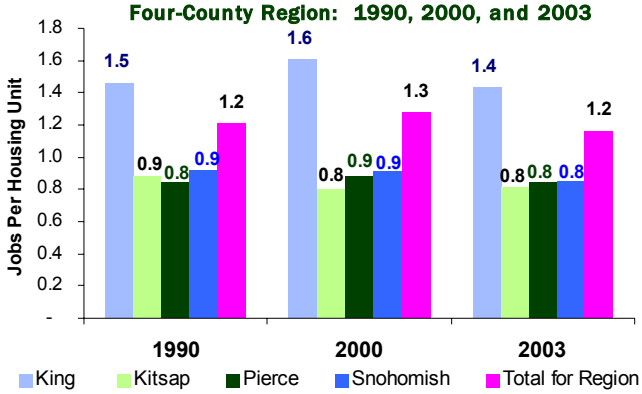
Key Trends

Four County Region

- King County has historically been the job center for the four-county region, and it continues in that role. It currently has just over 1.4 jobs per housing unit.
- A net loss of jobs in the region since 2000 means a lower ratio of jobs to housing overall. However, the balance in each county has changed only slightly since 1990. Pierce County's jobs-housing ratio remained the same as in 1990, while the other counties' ratios have dropped by small amounts.

Fig. 38.1

Number of Jobs Per Housing Unit in the Four-County Region: 1990, 2000, and 2003

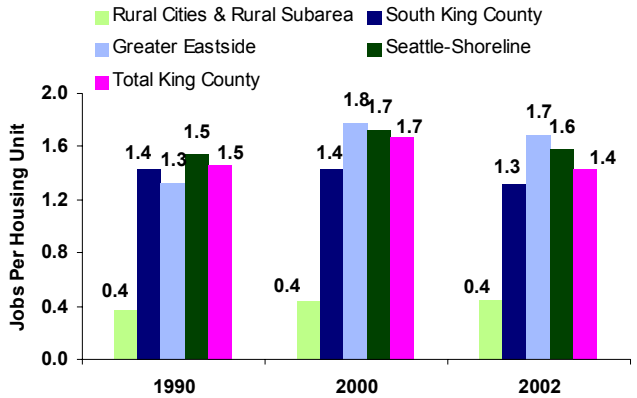


Note: The County-level ratios in Fig. 38.1 are based on "Non-agricultural Employment" data which is available for 2003, but not at the sub-regional level. The ratios for the sub-regions in Fig. 38.2 are based on "Covered Employment" for 2002. The total King County jobs-housing ratio is slightly different depending on which source is used.

Sub-Regions of King County

Fig. 38.2

Ratio of Jobs to Housing Units in the Sub-County Areas



- There have been some significant shifts in the ratio of jobs to housing among the four King County sub-regions. The Eastside has gained the highest proportion of jobs since 1990, raising its ratio from 1.3 jobs per housing unit in 1990 to 1.7 jobs per housing unit in 2002.
- At 1.7 jobs per housing unit the Eastside now has a higher ratio than the 1.6 jobs per housing unit in Sea-Shore sub-region.

(continued on page 14)

Indicator 38 (continued)

- Sea-Shore's ratio rose just slightly - from 1.5 jobs per housing unit in 1990 to 1.6 jobs per housing unit in 2002.
- Recent layoffs have led to a slightly lower jobs-housing ratio in the South County in 2002 compared to 1990.

Urban Centers

- In most cases, the ratio of jobs to housing is much higher in the urban centers than in the County overall. Since the Urban Centers are intended to be centers of commercial activity and employment, this is not unexpected.
- Urban Centers are also meant to have a significant residential component in order to house local workers, and workers who commute by public transportation to other areas.
- Urban Centers with relatively high ratios of jobs to housing may need to encourage more residential growth to house local workers, and to fulfill the purpose of the centers.
- More local residents are likely to improve the commercial vitality of the centers, and to provide sufficient density for good public transportation.

Fig. 38.3

Jobs-Housing Ratio in Urban Centers

City	Total Hsg Units in 2003	Employment: March 2002	Jobs / Housing Ratio (Jobs per housing unit)
Auburn**	**900**	**3,102**	3.4
Bellevue	**3,569**	**27,914**	7.8
Federal Way***	**846**	**3,886**	4.6
Kent	**570**	**3,302**	5.8
Kirkland/Totem Lake**	**2,944**	**12,634**	4.3
Redmond	**1,276**	**12,845**	10.1
Renton	**1,045**	**14,327**	13.7
SeaTac	**4,082**	**8,631**	2.1
Seattle	**55,221**	**254,016**	4.6
First Hill/Capital Hill	*23,587*	*38,619*	1.6
Downtown	*16,054*	*156,473*	9.7
Northgate	*3,667*	*10,638*	2.9
Seattle Center/ Lower Queen Anne	*4,700*	*15,536*	3.3
University	*7,213*	*32,750*	4.5
Tukwila	**2**	**18,590**	9,295.0
Total	**70,455**	**343,511**	4.9

Outcome: Maintain the Quality and Quantity of Natural Resource Lands

Indicator 39: Acres in Forest Land

Countywide Planning Policy Rationale

"Agricultural and forest lands are protected primarily for their long-term productive resource value. However, these lands also provide secondary benefits such as open space, scenic views and wildlife habitat." *(CPP LU-1)*

Measuring the number of acres in forest and farmland is a way to monitor any change in our natural resource lands over time. There are technical and definitional challenges in counting forest acreage that may cause minor differences in acreage from year to year. Despite these minor discrepancies, Indicator 39 will detect if there are any major declines in forest land that would be cause for concern.

It is not only the amount of land that is at stake, but the maintenance of its quality as a significant resource. Forest production is an important economic resource of the County, while the preservation of forest land provides many other benefits. It provides continuous habitat for many species of wildlife, it protects stream quality for salmon habitat, it improves air quality, and it provides aesthetic and recreational opportunities.

Key Trends

- King County has maintained its forest land with very little change in the total acreage of forest since 1995. Changes in the total are mainly due to more accurate measurement.
- This is a reversal of the trend set between 1972 and 1996 when King County forest cover decreased by 33%.
- The acreage changes between private and industrial are due to changes in the way non-public forest land is categorized (e.g. "industrial" now includes rail and mining companies, as well as forest product companies.)
- Overall, it appears that there has been some increase in government ownership due to transfer of ownership from private and industrial.

Fig. 39.1 *(continued on page 15)*

Acres of Forest Land in Various Categories

	1995	2000	2002	2004
Forest Production District (FPD)				
Federal Ownership	337,000	336,000	351,000	352,400
State Ownership	83,000	89,000	90,400	92,200
Municipal and County Ownership	94,000	118,000	117,000	117,400
Industrial Ownership (Private)	310,000	281,000	236,000	236,400
NIPF* Ownership			21,000	15,600
Other (Water bodies, rights of way, etc.)			9,200	10,600
FPD Total	824,000	824,000	824,600	824,600
Rural Forest Focus Areas (RFFA)				
Federal Ownership			70	70
State Ownership			4,800	4,740
Municipal and County Ownership			7,400	8,440
Industrial Ownership (Private)			4,800	8,670
NIPF* Ownership			33,800	29,480
Other (Water bodies, rights of way, etc.)			1,430	1,500
RFFA Total**	45,000	53,000	52,300	52,900
	869,000	**877,000**	**876,900**	**877,500**

**NIPF = Non-Industrial Private Forest land. This land was reported in the " private / industrial ownership" category prior to 2002. Nearly all of the increase in industrial ownership and decline in NIPF ownership in 2004 reflects changes in classification rather than actual changes in ownership. **The increase in the total rural forest focus areas from 1995 to 2000 is due to improved G.I.S. measurement.*

Indicator 39 (continued)

What We Are Doing

- Working to retain forestland for its environmental, social, and economic benefits through the King County Forestry Program.
- Working to prevent the parcelization of large industrial forests.
- Encouraging forest stewardship by residential forest landowners. Providing forest stewardship workshops in cooperation with other agencies.
- Purchasing development rights through the Transfer of Development Rights Program, to prevent the conversion of forest to residential estates.
- Offering financial incentives that can benefit forest landowners, such as the Current Use Taxation Program.

Outcome: Maintain the Quality and Quantity of Natural Resource Lands

Indicator 40: Acres in Farmland and Number and Average Size of Farms

Countywide Planning Policy Rationale

"A fundamental component of the Countywide planning strategy is the maintenance of the traditional character of the Rural Area with its mix of forests, farms, high-quality natural environment....Commercial and non-commercial farming...shall be encouraged to continue and to expand as possible." *(CPP FW-9. See also LU 22 - 23)*

Indicator 40 monitors how well we are maintaining our agricultural resource land, in the same way that Indicator 39 monitors forest land. Fig. 40.3 looks at whether there has been any significant change in the total amount of agricultural land. Note that the minor changes in acreage are due to measurement differences rather than genuine change in the amount of farmland.

As with forest land, it is the quality of the land use that is at stake as well as the quantity. When farmland is subdivided, or farms shrink in size from other causes, it becomes difficult to sustain agriculture on them, and they are vulnerable to development for non-agricultural purposes.

King County's Agriculture Program aims to support sustainable farming, as well as to preserve and protect our remaining agricultural land.

Key Trends

- The number of acres in farms in King County has not changed appreciably since 1997. Although farms and farm acreage were higher during the 1980s, the current amount of farmed land is only slightly lower than in 1977.

Fig. 40.1

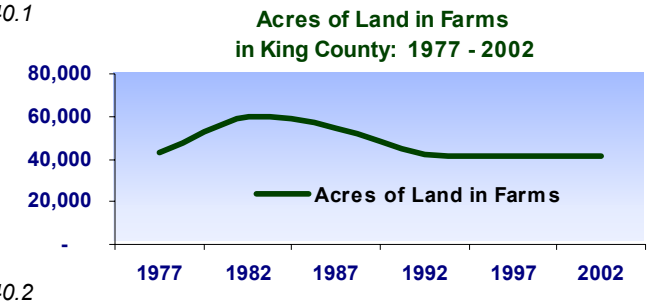


Fig. 40.2

Total Number and Average Size of Farms in King County						
	1977	1982	1987	1992	1997	2002*
Acres in Farms	43,116	59,813	54,172	42,290	41,653	41,769
Number of Farms	1,187	1,719	1,498	1,221	1,091	1,548
Average Farm Size, in Acres	36	35	36	35	38	27
Proportion of County Land Area in Farms	3%	4%	4%	3%	3%	3%

*There is a U.S Dept. of Agriculture Census taken every 5 years. One was completed in 2002, but the methodology was changed from previous years. The higher number of farms with smaller average size is consistent with a King County survey completed in 2004.

- The proportion of the total County land area that is being farmed has remained at about 3% since 1992 - the same proportion that was being farmed in 1977.
- There are over 66,000 acres of farmland in the Agricultural Production Districts (APDs), in other agricultural-zoned land, and in active farms in the rural areas. Most, but not all, preserved agricultural land in King County is currently farmed.

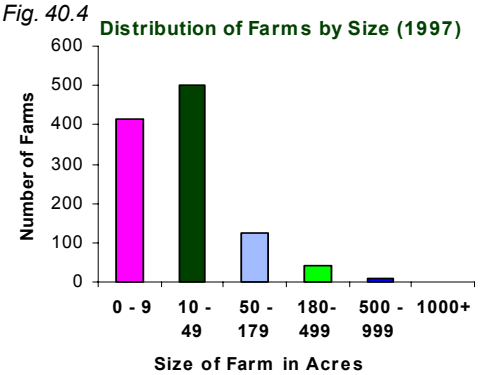
Fig. 40.3

Acres of Farm Land in Various Categories			
	1995	2000	2004*
Agricultural Production District (APD)	41,000	41,210	40,560
Agricultural Zoned Land outside of APDs	9,200	647	740
Acres Farmed in Rural Areas (outside APDs or other Ag. Zones)		8,675	25,352
Total Farm Land	**50,200**	**50,532**	**66,652**

*King County Dept. of Natural Resources conducted a survey of active farms in 2004 and found the 25,352 acres of farms in rural areas. This farm land is in addition to the agricultural-zoned land and APD's. Some (but not all) of this land is enrolled in the Current Use Taxation Program.

- Farms in King County are relatively small. About 40% of them are under 10 acres, while another 46% are between 10 and 50 acres.

Fig. 40.4



What We Are Doing

- Preserving farm land and the viability of farms by allowing the development of small-scale processing and storage that would facilitate creation of farm cooperatives (e.g., shared commercial kitchens). *(continued on page 16)*

Data Sources for Land Use Indicators

Indicator 30: New Housing Units in Urban and Rural Areas and Urban Centers

Data Source: King County Jurisdictions, Buildable Lands data collection for 1996 - 2000 and 2001 - 2003. Puget Sound Regional Council.

Indicator 31: Employment in Urban and Rural Areas and Urban Centers.

Data Source: Washington State Employment Security Department, reported by the Puget Sound Regional Council.

Indicator 32: Redevelopment

Data Source: King County Jurisdictions.

Indicator 33: Ratio of Land Consumption to Population Growth

Data Source: King County Buildable Land Report, King County Jurisdictions, U.S Census 2000, the Washington State Office of Financial Management.

Indicator 34: Trend in Achieved Density of Residentia Development

Data Sources: King County Buildable Lands Report (2002), King County Jurisdictions, and the Suburban Cities Association.

Indicator 35: Land Capacity as a Percent of Twenty-Year Household andJob Targets

Data Source: 2002 King County Buildable Lands Report, King County Jurisdictions and the Suburban Cities Association.

Indicator 36: Land with Six Years of Infrastructure Capacity

Data Source: No consistent data available. Puget Sound Regional Council is studying this issue, and their reports are available at www.psrc.org/projects/growth/concur/concurrency.htm

Indicator 37: Acres of Urban Parks and Open Space

Data Source: King County Jurisdictions, King County Parks and Recreation; National Park and Recreation Association; the Washington State Office of Financial Management.

Indicator 38: Ratio of Jobs to Housing in King and Surrounding Counties.

Data Source: Washington State Employment Security Department; Puget Sound Regional Council; Washington State Office of Financial Management. U.S. Census 1980, 1990 and 2000.

Indicator 39: Acres in Forest Land

Data Sources: King County Department of Natural Resources.

Indicator 40: Acres in Farmland, and Number and Average Size of Farms

Data Sources: U.S. Census of Agriculture, King County Department of Natural Resources, Office of Rural and Resources Programs Farm Survey (2004).

*Indicator 40 **"What We Are Doing"** (continued)*

- Expanding the size and scale of farmers markets.
- Allowing farm machinery repair as an accessory use in Agriculture and Rural Zones.
- Preserving farmland by purchasing the right to develop it. About 13,000 acres are now permanently conserved for farmland.
- Partnering with retailers, including Safeway, PCC, Larry's Markets, Haggen's/Top Foods, and Metropolitan Market, who support local agriculture by buying and offering locally grown products to their customers.
- Through FarmLink, working to ensure that farms remain in agricultural production and to facilitate the transition of farms to the next generation.
- Connecting retiring farmers to new farmers, and matching landowners with underutilized land with those interested in farming.
- Working with farmers to help make agriculture both viable and environmentally friendly.

Over 13,000 acres in King County are now permanently preserved as farmland.

The **King County *Countywide Planning Policies* Benchmark Program** is a program of the Metropolitan King County Growth Management Planning Council. Reports on the 45 Benchmark Indicators are published annually by the King County Office of Budget. The annual reporting is accomplished through five bi-monthly publications, of which the Land Use Report is the first. It will be followed by reports on Economic, Housing, Transportation and Environmental Indicators. A companion to these reports is the **King County Annual Growth Report.** All reports are available on the Internet at http:// www.metrokc.gov/budget/. For information about the **Benchmark Program**, please contact Rose Curran, Program Manager (206) 205-0715, FAX (206) 296-3462; e-mail: rose.curran@metrokc.gov. The Benchmark Program address is King County Office of Budget, Room 420, King County Courthouse, Seattle, WA 98104.

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